



# LACKAWANNA COUNTY

## Property assessment appeal process

A property assessment appeal is a formal process allowing property owners to challenge their property's assessed value if they believe it exceeds the fair market value or is inequitable compared to similar properties.



### APPEAL PROCESS & COST

To appeal your assessment, you must complete a **Notice of Appeal form** and submit it along with a check. The filing fee is **\$35 per residential parcel** and **\$125 per commercial parcel**. The form can be found on the Assessment Office page at [www.lackawannacounty.org](http://www.lackawannacounty.org) beginning April 1. If you need a form mailed to you, please call the office at **570-963-6728**.

#### Assessment appeals should prove at least one of the following:

- The estimated market value of your property is too high or too low.
- The estimated market value of your property is not uniform with similar surrounding properties.
- The characteristics of your property that affect its value are substantially incorrect.



### EVIDENCE FOR APPEAL

Property owners should bring evidence of three comparable (similar) homes **sold between Jan. 1, 2022, and June 30, 2024**. This information may be found on websites such as **Zillow, Realtor.com, Homes.com**, etc.

#### Evidence needed:

- **Comparable sales (comps):** Data on similar properties in your neighborhood that sold for less.
- **Photographs:** Evidence of damage or issues that lower your property's value.

#### Do you need an appraisal?

A professional appraisal is **not required** for residential assessments under \$700,000, but it may be helpful during the appeal process. Professional appraisals are independent appraisals that can provide strong evidence of the true market value.

**RESIDENTIAL** property owners need an appraisal if their property is **\$700,000 or higher, vacant land is \$150,000 or higher.**

**COMMERCIAL** property owners need an appraisal if their property is **\$2 million or higher, vacant land is \$1 million or higher.**



### KEY DATES

- Assessment appeal filings begin **Wednesday, April 1, 2026**, and end on **Aug. 1, 2026**.

Starting in April, property owners that filed an appeal will receive notice from the Assessment Office with the date and time of their hearing. Hearings will be held at the Government Center on the 5th floor in the Commissioners Board Room or the Boards & Authorities Conference Room.

- All appeals must be heard by **Oct. 31, 2026**, per state law.
- Effective dates for any reduction is **Jan. 1, 2027**, unless the board expressly signifies Jan. 1, 2026.



### TAXES VS. ASSESSMENT

Most property owners are prompted to appeal their assessment because they feel their property taxes are too high. However, you cannot appeal your taxes, you can only appeal you assessed value.

**The Lackawanna County Assessment Office is located on the 2nd floor of the Government Center, 123 Wyoming Ave., Scranton. Visit online at [LACKAWANNACOUNTY.ORG](http://LACKAWANNACOUNTY.ORG) or call 570-963-6728.**



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